

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, January 26, 1965

7:30 P.M., 5th Floor

REDEVELOPMENT OFFICE

City Hall, Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Absent: Mr. Hilley—1.

It was moved and supported that the absence of Mr. Hilley be excused.

Motion carried.

Minutes of the January 5th, 1965 special meeting were unanimously approved.

Mr. Griffin, Chairman of the Committee on Land Disposition reported to the Board members on the various meetings and discussions that had taken place concerning the 100 and 200 hundred blocks of N. Washington Avenue in connection with assembling these parcels as soon as possible to allow developers time to be working on design proposal bids. Many items were discussed regarding these parcels. It was moved by Griffin, supported by Reynolds that these parcels (the 100 and 200 hundred block of N. Washington Avenue) be advertised first for design proposal bids.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

Mr. Folkers, Director reported to the Board on the five proposals submitted to his office for the 2nd Reuse Appraisal for Urban Renewal Project No. 1. After discussing these proposals and reviewing the qualifications on an individual basis, including a written evaluation from the Director, it was moved by Griffin, supported by Ramey that the Board of Urban Rede-

velopment recommend to the City Council that William P. Walsh, Real Estate Appraiser and Consultant, be retained for the purpose of doing the second Reuse Appraisal for Urban Renewal Project No. 1, Mich. R-87.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

Mr. Eschbach, Chairman of the Urban Redevelopment Board, reported to the Board the items discussed at the recent meetings of the DBA Committee on Urban Renewal. The Downtown Business Association is concerned primarily with parking needs and the affect the Urban Renewal Area will have on the businesses on South Washington Avenue. It was moved by Griffin, supported by Boucher that Mr. Folkers write a letter to the DBA informing them that the Redevelopment Board is aware of their problems and that any consideration, suggestions or assistance the Board might be able to give will be provided.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

The concept of the Parking ramp, food chain or service station combination was again discussed by the Board. Mr. Bruce King, Assistant City Attorney for Urban Redevelopment was directed to check as to the legality of this combination as to City Charter, Ordinance or State Law.

Mr. Folkers presented a Resolution to the Board concerning the execution of a proposed Loan and Capital Grant Contract along with a copy of the Contract for review. Mr. Folkers informed the Board that it was necessary to execute this Contract as soon as possible. As legal council for the Board, Mr. King had reviewed the Contract in detail. It was moved by Rosa, supported by Kern that the Board of Urban Redevelopment recommend to the City Council that they pass the Resolution con-

cerning the execution of a proposed Loan and Capital Grant Contract, Numbered Contract No. Mich. R-87 (LG), between the City of Lansing and the United States of America.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

Mr. Folkers presented to the Board a Contract in the amount of \$1,650. with Vilican-Leman and Associates for the preparation of Urban Renewal Project No. 1 Brochure. Actual cost had been about \$3,800. but the additional amount was part of Vilican-Lemans initial Contract and the Federal Auditor had advised that a separate Contract for the \$1,650. should be executed. It was moved by Rosa, supported by Ramey that the Board of Urban Redevelopment recommend to the City Council that this Contract be executed.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

Mr. Folkers presented a Contract, not to exceed the maximum sum of \$2,000. for all services required, with Vilican-Leman and Associates in connection with and respecting Urban Renewal Project No. 1, Mich. R-87 to the Board. Specific services covered were necessary work or any revisions to the Urban Renewal Plan and recommendations on redeveloper proposals. It was moved by Griffin, supported by Reynolds that the Board of Urban Redevelopment recommend to the City Council that this Contract be executed to provide for planning consulting services.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

The next item of business discussed was acquisition of property. Mr. Folkers reported to the Board that concurrence on price on 49 parcels of urban renewal project land would be received in his office by the end of the week of January 25, 1965 and suggested to the Board that acquisition of property begin. It was moved by Boucher, supported by Ramey that Mr. Folkers direct Mr. Charles Green, Acquisition Agent for Urban Renewal Project No. 1, to begin acquisition procedures as soon as concurrence from the Federal Government is received.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

Mr. Folkers informed the Board that interviews are still being held with applications for the position of Accountant. Due to the shortage of qualified applicants it has been difficult to fill this position.

The FHA 221 Loan Program, which is designated for families displaced by public action provides priority for housing in developments such as the town houses being built near Pleasant Grove Road, lower down payments on the purchase of houses mortgaged by FHA and more lenient credit requirements. With construction of the interstate expressway through Lansing many families will be displaced and will be eligible for assistance under the 221 Loan Program. Mr. Folkers, Redevelopment Director, has the authority to sign and issue a "Certificate of Eligibility" for those persons referred by the State Highway Department. The 221 Certificates are available also for families displaced by Urban Renewal action or any other public displacement.

It was moved by Rosa, supported by Griffin that Mr. Folkers write a letter to the Community College advising them of the extent of assistance that the City of Lansing can provide, such as land availability, parking, utility services, and also inquire of the Community College of their specific needs such as site location and its expansion. The Board also discussed the desirability of individual letter from Civic groups such as the Chamber of Commerce, Man Power Development Training Committee, Planning Board, etc.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

It was moved by Rosa, supported by Boucher that the Board of Urban Redevelopment recommend to the City Council that they pass the Resolution authorizing the execution and delivery of a Temporary Loan Note for Urban Renewal Project No. 1. This Direct Federal Loan will repay the planning advances and interest accumulated to date and provide cash for the next 90 day period for land acquisition and other execution activities.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

It was moved by Rosa, supported by Griffin that Mr. Folkers meet with Mr. Charles Green and the Appraisers to discuss the advantages or disadvantages of beginning the 2nd appraisal on the Tussing Building so that acquisition could begin on this parcel sooner than anticipated previously.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Kern, Ramey, Reynolds, Rosa—7.

Nays: None.

The Board requested Mr. Folkers to contact the Michigan State Liquor Control Commission to obtain information on Liquor Licenses. Many small bars will be relocated as the Project proceeds and new services, such as the Motor-Hotel will require Liquor Licenses. Mr. Folkers is to report to the Board at the next regular meeting.

Meeting adjourned at 10:35 p.m.

URBAN REDEVELOPMENT BOARD

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, February 9, 1965

7:30 p.m., 5th Floor

Redevelopment Office

City Hall

Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Absent: Mr. Kern—1.

The minutes of the January 26, 1965, Board of Urban Redevelopment meeting will stand approved after the following correction:

It was moved by Boucher, supported by Rosa that Mr. Folkers write a letter to Messrs. Streukens and Craig requesting a written explanation as to the reasons why they were so late in turning in their appraisals for Project No. 1 and to inform them that payment would be withheld until this letter was received.

Lost by the following vote:

Yeas—4.

Nays—3.

Mr. Folkers, Redevelopment Director, reported to the Board on the following items of business:

Mr. Charles Green, Acquisition Agent, has in his office the necessary information and authorization to begin optioning on 44 parcels in Urban Renewal Project No. 1.

The Loan and Grant Contract was approved by the City Council February 1, 1965. This Contract has been signed and forwarded to the Regional Office in Chicago for signature of the Urban Renewal Administration Regional Director. As soon as this Contract is executed and returned the necessary steps will be taken to execute a Federal Loan.

The Contract with Vilican-Leman and Associates in the amount of \$2,000. for

consulting services pertaining to Urban Renewal Project No. 1 was approved by the City Council February 8, 1965.

Mr. Folkers discussed with the Board the Community College Development and the possibilities of extending the Urban Renewal Project east to the river if the College desires.

Such expansion would be assisted by City expenditures in sewer, street improvements and by the Board of Water and Light in electricity, steam heat, water and street lighting. A letter to the Board of Trustees of the Community College suggesting a joint meeting of the Urban Redevelopment Board and the Community College Board of Trustees was mailed February 9, 1965. Mr. Folkers will arrange a time and place for the joint session.

Mr. Folkers contacted the Michigan State Liquor Control Commission for information regarding Liquor Licenses for business establishments located in the Urban Renewal Project. The proposed site for the Motor-Hotel is presently in a geographic spot whereby a Liquor License could be transferred, although the northwest corner of Ionia and Washington is not. The State law stipulates that a Liquor License can be used or transferred within a 500 ft. radius of a school or church provided such license was in existence prior to 1948, and a transfer does not move it closer to the school or church.

Mr. Folkers announced there would be a dinner meeting at Dines, February 17, 1965, at 5:30 p.m. The Redevelopment Board members will be guests of the City Council. A progress report on Urban Renewal activities will be prepared by Mr. Folkers and presented at that time.

A letter from the Lansing Symphony Association, Inc., expressing their interest in a cultural center being established within the urban renewal area adjacent to the Community was read by the Director and placed on file in the Department Office.

A discussion took place regarding changes to the Urban Renewal Plan. Minor adjustments to the Plan can be made without holding a public hearing, if not minor ad-



justments, a public hearing must be held. An attorneys opinion and that of the Federal agency will be requested when and if changes to the Urban Renewal Plan are made.

It was moved by Hilley, supported by Rosa that Vilican-Leman and Associates be contacted as soon as possible regarding the feasibility of changes to the Urban Renewal Plan.

Yeas: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Nays—None.

At the present, leasing of municipal parking facilities to private enterprise or individuals would require a change in the City Charter as well as State law. The Charter amendment for the April ballot would change City limitations but State law would still need to be changed.

The Tussing Building was again discussed by the Board. It would take at least 60 days for this appraisal to be made and could be made any time, although an appraisal made now would require updating because of the lapse of time between the date the appraisal was completed and ac-

quisition of the building. It was the consensus of opinion that no decision be made at this time concerning the Tussing Building.

Mr. Reynolds stated that he had talked with a lady who owned property in the Urban Renewal Project Area and she said that she had been contacted three times by a real estate salesman who wanted to list her property for sale. Mr. Hilley stated that it was his feeling that this practice by any real estate person was unethical and that they were taking advantage of the property owner.

Office building proposals for the Project were discussed briefly by the Board.

Mrs. Boucher said that she had been informed by Mr. James Starr that he intends to introduce a bill in the Legislature providing for the establishment of a new court to handle condemnation cases.

Meeting adjourned at 10:00 p.m.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, February 23, 1965

Tuesday, February 23, 1965

7:30 p.m., 5th Floor

Redevelopment Office

City Hall, Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds, Rosa—8.

Absent: None.

The minutes of the February 9, 1965, Board of Urban Redevelopment meeting were unanimously approved.

Mr. Eschbach, Chairman of the Board stated that he would be spending February 24, 1965, in Grand Rapids and planned on talking with the Urban Renewal Director and if any board member had specific questions they would like Mr. Eschbach to inquire about to let him know directly after the Board meeting.

It was moved by Hilley, supported by Griffin that the Board of Urban Redevelopment prepare an appropriate resolution and recommend to the City Council that a separate bank account for Urban Renewal be established as required by the City's Contract with the Federal Housing and Home Finance Agency and that the Bank of Lansing be designated as depository of this City Special Urban Renewal Account.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds, Rosa—8.

Nays: None.

Mr. Folkers reported to the Board that he had discussed personally with Mr. Hustoles of Vilican-Leman and Associates the feasibility of changing the Urban Renewal Plan to the extent of changing the plaza designations of the 200 block of N. Washington Avenue. Mr. Hustoles pointed out the proposed change was one of suggested alternate plans anyway. Mr. Folkers pointed out the decision of changing the use of the property in the 200 block would

have an affect upon the re-use appraisal value. Mr. Folkers stated that he had conferred with Mr. Joseph Starrs of the Detroit Housing Commission as to their feeling on whether this change would require a Public Hearing on the Urban Renewal Plan. The same question was asked of Mr. Hustoles.

A letter to the Board of Urban Redevelopment from John W. Tracy regarding the Elks Temple locating in the Urban Renewal Area was read and placed on file. A reply to this letter was also read and a copy of the reply mailed to Walter Grabow, Secretary of the Elks Temple. It was moved by Hilley, supported by Reynolds that Mr. Folkers obtain an opinion from the Assistant City Attorney for Urban Renewal, Mr. Bruce King, as to the eligibility of the Elks Temple locating in the Urban Renewal Area in accordance with the contract for sale and development of Project land. This opinion is to be received before the Elks hold their next business meeting on March 3, 1965, since at that time they expect to make a decision as to their new location.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds, Rosa—8.

Nays: None.

A second urban renewal project to assist in the development of the Lansing Community College was discussed. On February 17, 1965, a joint meeting was held between the Lansing City Council, College Board of Trustees, Planning Board, and Redevelopment Board to discuss what assistance could be made available. At that time the City Council stated that the City would assist the College and directed the Planning Director and Redevelopment Director to work with College planners.

Relocation of displaced persons because of Governmental action was discussed by the Board. Mr. Eschbach, Chairman appointed Mr. Griffin as Chairman of the Relocation Study Committee, to be assisted by Mrs. Boucher and Mr. Hilley.

Meeting adjourned at 9:35 p.m.

URBAN REDEVELOPMENT BOARD,  
WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, March 9, 1965

Tuesday, March 9, 1965

7:30 p.m.

5th Floor Redevelopment Office

City Hall, Lansing Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### Roll Call

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Absent: Mr. Ramey—1.

The minutes of the February 23, 1965 meeting of the Board of Urban Redevelopment were unanimously approved.

Mr. Eschbach mentioned briefly to the Board certain points of interest on the type of redevelopment and progress of the Urban Renewal Program in Grand Rapids, Michigan. A resume was prepared by Mr. Eschbach comparing the Lansing and Grand Rapids Program as a point of information. A copy of this resume is to be forwarded to the City Council and Planning Board.

Mr. Charles Green, Acquisition Agent for Urban Renewal reported to the Board of Urban Redevelopment on his progress to date on acquisition of property. Signed options have been obtained from five property owners in the Project and meetings are being held with other owners at the present time. Mr. Green stated that a great deal of interest has been shown by businesses that would like to relocate back in the Urban Renewal Area.

It was moved by Boucher, supported by Rosa that the Redevelopment Board recommend to the City Council that it pass a resolution authorizing the purchase of Parcels 3-1, 3-6, 3-8, 3-9, 4-16, as shown on the urban renewal map for a cost of \$69,000 and approving payment to the Urban Renewal Escrow Account of the Michigan Title Company in the amount of \$69,000.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

Mr. Folkers reported to the Board that Mr. Frank Nulty, appraiser from the Housing and Home Finance Agency will be in Lansing, Tuesday, March 16, 1965, to review Blocks 7 and 10 for which concurred in prices have been requested.

Mr. Bruce King, Assistant City Attorney for Urban Renewal, has provided a written legal opinion on the Elks Lodge and believes they would not be eligible as a redeveloper in the urban renewal project area because their charter limitations are in conflict with the contract and deed of sale for Urban Renewal land.

A great deal of time was spent discussing parking facilities in the Central Business District and specifically in connection with the Urban Renewal Area. Because of the placing of the first two blocks in the Project for sale soon, the parking facility between Ottawa and Ionia just off Grand Avenue will need to be ready for construction in 1966 and should therefore be part of any initial parking ramp program even though the specific adjacent commercial uses can not be determined at this time. It was moved by Boucher, supported by Rosa that the Director write a letter to the City Council to inform them of the time element or sequence of parking ramp construction that the Board of Urban Redevelopment feels essential not only to the Urban Renewal Project but to the entire Central Business District.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

Friday, March 12, 1965, Councilman Milks, Mr. Folkers, Redevelopment Director, Mr. Guernsey, Planning Director and Mr. Gillings, Assistant Planning Director, will be in Chicago to meet with Federal Officials on the Community Renewal Program for



which Lansing's Application is now pending and additional material is being submitted. Also to be discussed will be the possible project for Community College expansion. On March 2nd, 1965, the Redevelopment Director showed this area along with our Project area to the Deputy Regional Director of the Urban Renewal Administration's Chicago Regional Office who was here for the statewide Relocation Workshop held at the Jack Tar Hotel.

A letter from the North Lansing Women For Action Committee was read by the Director concerning the Community College locating in North Lansing and Urban Renewal Project No. 2 being designated for this area. A copy of this letter was also received by the City Council and the Planning Board. It was moved by Griffin, supported by Rosa that the Chairman, Mr. Eschbach write a letter of acknowledgement to the North Lansing Women For Action Committee.

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

A report and outline was presented by Mr. Griffin, Chairman of the Belocation

Study Committee, to the Board concerning the Scope and Purpose of Relocation. Mr. Griffin expressed his feeling stating that now was the time to develop a program to follow. He also felt additional staff would be required and that a job description stating qualifications would be desirable. It was suggested that a meeting be scheduled for next Wednesday or Thursday with Councilman Milks, William Mateer, Human Relations Director, Mrs. Boucher, Mr. Hilley and Mr. Folkers at which time various aspects of the Relocation plan can be discussed.

A letter in response to the City's request from the Community College was read by the Director. Several questions of important and urgent concern to the Community College were asked and for which they request detailed answers. Many aspects of the Community College were again discussed by the Board of Urban Redevelopment.

Meeting adjourned at 10:10 p.m.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,

Redevelopment Director and Secretary.



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, March 23, 1965

March 23, 1965

7:30 p.m.

5th Floor Redevelopment Office,

City Hall

Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Absent: Mr. Kern—1.

The minutes of the March 9th, 1965, meeting of the Board of Urban Redevelopment were unanimously approved.

Mr. Rodney Tapp, Graduate Student in Landscape Architecture at Michigan State University, gave a presentation to the Board of Urban Redevelopment on A River Park Development. Mr. Tapp and Mr. David W. Foster worked together on this assignment and received 3 credits for their work. A great deal of discussion took place and questions were asked by the Board members. Mr. Eschbach, Chairman of the Board thanked Mr. Tapp. It was moved by Hilley supported by Rosa that Mr. Eschbach write an appropriate letter to Messrs. Tapp and Foster thanking them for their presentation and that a copy of the letter be forwarded to their Professor.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Nays: None.

A relocation study committee report was presented by Mr. Griffin along with a written report titled, "Some Considerations of Human Renewal In Urban Redevelopment." Mr. Griffin stated that he and Mr. Folkers had talked with Mr. Bodwin, Per-

sonnel Director, concerning a job description and the establishment of this position. It was the consensus of opinion of the Board that someone with a background in social work be considered for the job for a period of one year to work exclusively on Urban Renewal Project No. 1. It was moved by Griffin, supported by Ramey that Mr. Folkers contact other cities who have this position within their Departments to aid him in writing a job description and that a job description be prepared in time for the next Board meeting.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Nays: None.

A letter from the City of Lansing Controller, Mr. Gerald J. Lonergan was read to the Board concerning repayment of all advances due so that preliminary accounting records kept by the Controllers Office may be closed. It was Moved by Rosa, supported by Hilley that repayment of all advances due be made in accordance with Project requirements.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Nays: None.

Two letters were read from developers interested in building a Motor-Hotel.

Mr. Folkers reported to the Board that acquisition agents have obtained a total of 9 signed options. 5 properties are scheduled to be closed, probably 1 yet this week. It is expected 9 more options will be signed by the next Board meeting.

The City Council approved on March 22, 1965, payment of \$69,000 to be paid owners whose properties have been optioned by the City of Lansing in the Urban Renewal Area.

Mr. Nulty the Federal appraiser was in Lansing March 16 and 17, 1965, to review

42 properties for which the Redevelopment Department had asked for concurrence. An answer from Chicago is expected within a week.

On March 12, 1965, Messrs. Guernsey, Gillings, Fink, Milks and Folkers were in Chicago Regional Office of the Housing and Home Finance Agency and discussed the Community College expansion program and the Community Renewal Program. A CRP supplement was submitted and the Regional Office stated that Lansing's application could now have its review completed and they would recommend it to Washington for approval. A field visit by HHFA representative for the College area was then scheduled for March 16, 1965. His observation on this trip was generally the same as mentioned under item c.

A report to the Lansing Community College is now being prepared and was discussed with City Council members at their meeting of March 22, 1965. The report is in answer to specific questions asked by the College as to how the City can assist them in their expansion. The estimated costs to the College for land is given in

the report along with what services can be provided by various City Departments such as Board of Water and Light, Parks, Public Service, Police and Fire, and Traffic. This report will be forwarded to the Board of Trustees this next week.

A federal Loan of slightly more than \$2,100,000 was received by the City of Lansing. With this, an account has been opened at the Bank of Lansing. This is the first check received by the City of Lansing so it may begin execution of the present Urban Renewal Project No. 1.

Disposition Contract Documents are now being finalized and were discussed with the Federal Agency during the March 12, 1965, visit to Chicago. Mr. Folkers discussed these Documents with the Board members and informed them of their contents.

Meeting adjourned at 10:27 p.m.

URBAN REDEVELOPMENT BOARD,  
WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, April 13, 1965

The meeting was called to order at 7:30 p.m. by the Chairman Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Ramey, Reynolds, Rosa—7.

Absent: Mr. Hilley—1.

The minutes of the March 23, 1965, meeting of the Board of Urban Redevelopment were unanimously approved.

Eight more parcels of property in the Urban Renewal Project have been optioned by the City's Acquisition Agents. It was moved by Ramey, supported by Rosa that the Urban Redevelopment Board recommend to the City Council that Parcels 3-18, 4-1, 4-5, 4-6, 4-7, 4-17, 4-20, and 4-21, as shown on the Urban Renewal Map be authorized for purchase for a cost of \$192,900 and that payment to the Urban Renewal Escrow Account of the Michigan Title Company in the amount of \$192,900 be approved.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Ramey, Reynolds, Rosa, Kern—7.

Nays: None.

Each Board member received a copy of the Location Proposal for Lansing Community College which was presented to the Board of Trustees of the College at a meeting with the City Council on March 30, 1965. This proposal answers questions asked of the City as to the assistance that can be provided in the expansion of the College from its present site. The College Board has stated that a location decision would be made by May 1, 1965. It was moved by Rosa, supported by Griffin that the Urban Redevelopment Board go on record as being in full support of the City's proposal and that they also support the Lansing Community College site as a second Urban Renewal Project Area.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Ramey, Reynolds, Rosa, Kern—7.

Nays: None.

It was moved by Ramey, supported by Rosa that Parcels 11 and 13 as shown on the disposition plat, which were designated as public use, be changed and that the proposed designation change would permit commercial development on these sites provided, however, the objectives of the project in providing open space is still carried out. This change is subject to approval of the Chicago Regional Office of HHFA.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Ramey, Reynolds, Rosa, Kern—7.

Nays: None.

It was moved by Rosa, supported by Reynolds that the Disposition Documents for Parcels 9, 10, 11, 12, 13, and 15, along with the second Re-Use Appraisal prepared by William Walsh be submitted to the Housing and Home Finance Agency Regional Office in Chicago for their review and approval.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Ramey, Reynolds, Rosa, Kern—7.

Nays: None.

It was moved by Ramey, supported by Kern that the Board of Urban Redevelopment recommend to the City Council that the position of Relocation Officer be established within the Redevelopment Department at this time subject to approval of the Budget request which is being submitted to the Chicago Regional Office of the Housing and Home Finance Agency.



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, April 27, 1965

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds—7.

Absent: Mr. Rosa—1.

The minutes of the April 13, 1965, meeting of the Board of Urban Redevelopment were read and unanimously approved.

It was moved and supported that the absence of Mr. Rosa be excused.

Mr. Folkers reported to the Board that acquisition began on the block East of the Community College's present site this week. One parcel has been optioned although Board action will not be needed until the next meeting. Concurrence by the HHFA Regional Office on the remaining parcels in the 100 and 200 block is expected within two weeks and acquisition can then begin in this area.

Mr. Charles Green, Acquisition Agent for Project No. 1 presented a complete verbal report relating to the acquisition status in the Urban Renewal Area.

A fixed relocation payment schedule for residential units which would permit self moves for a fixed amount if the residents so desired was discussed. Moving estimates would then not be required although the schedule was prepared after discussions with 3 moving companies. The Housing Act of 1964 provides for a Relocation Adjustment Payment where a relocated individual over 62 or any relocated family must pay more than 20 per cent of their income for shelter. The maximum payment is \$500 and is administered ac-

cording to Federal regulations from the Federal grant. It was moved by Griffin, supported by Ramey that the Federal guide form of resolution adopting these schedules be recommended to the City Council for approval.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds—7.

Nays: None.

With the decision during the past week of the Lansing Community College to remain in the downtown Lansing, preliminary work on a Survey and Planning Application for a second Urban Renewal Project has been started. The College Board of Trustees has stated that a time schedule of their plans would be prepared so that the Project can be scheduled and businesses in the area informed. The area interested in by the College for campus and parking is bounded by Saginaw, Cedar, Shiawassee, and Capitol. It was suggested that an additional area East to Larch Street and South of Shiawassee between Larch and Cedar should also be studied for inclusion since there are a number of substandard buildings needing clearance and this could provide sites to be offered to businesses displaced by the urban renewal project. It was moved by Boucher, supported by Griffin that the Board of Urban Redevelopment request a joint meeting with the Planning Board concerning the Community College Urban Renewal Project.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds—7.

Nays: None.

The Urban Redevelopment Board members discussed the possibilities of changing the name of Urban Renewal Project No. 1 to something which might be more appropriate since project land is to be offered for sale in the near future. No

decision was reached on this item of business.

Mr. Folkers announced to the Board members Mayor Murningham's appointments to the Redevelopment Council Committee. Councilman Bradshaw was appointed Chairman, Councilman Glen Dean and Frank Perrin as members of the Committee.

It was agreed that a letter of congratulations from the Chairman be forwarded to the new Council Committee members and that they be informed in this letter the dates and be invited to meetings of the Board of Urban Redevelopment.

It was moved by Boucher, supported by Ramey that Mr. Folkers attend the Urban Renewal Seminar at the Practicing Law Institute in New York May 5-7, 1965. This would be instead of attending the NAHRO conference in Cincinnati.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds—7.

Nays: None.

Mr. Folkers reported to the Board that Mr. Richard P. Binder, Redevelopment Assistant, was leaving the Redevelopment Department and that he had discussed this with the Personnel Director of the City who in turn is advertising for applicants to fill this vacancy.

Meeting adjourned at 10:30 p.m.

#### URBAN REDEVELOPMENT BOARD.

WINSTON E. FOLKERS,  
Secretary.

C

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, May 11, 1965

7:30 P.M.

5th Floor Redevelopment Office

City Hall

Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Mr. Everett V. Eschbach.

### ROLL CALL

Present: Messrs. Eschbach, Griffin, Hilley, Reynolds, Rosa—5.

Absent: Messrs. Kern and Ramey and Mrs. Boucher—3.

The Minutes of the April 27, 1965 meeting of the Board of Urban Redevelopment were unanimously approved.

It was moved and supported that the absence of Mrs. Boucher and Messrs. Kern and Ramey be excused.

Mr. Eschbach reported to the Board that a joint meeting with the Planning Board is scheduled for May 25, 1965. He also informed the Board that letters to the new Urban Renewal Committee members of the City Council had been written to welcome them as new committee members and to inform them of our Board meetings. Also a letter of appreciation has been sent to Mr. Milks for his time, effort, and contribution to the Urban Renewal Program in Lansing.

Mr. Charles R. Green, Acquisition Agent, reported to the Board on acquisition status of urban renewal property. He stated that 20 of the 66 properties that have been turned over to him to acquire have been acquired or optioned.

A discussion followed Mr. Green's report on appropriating money for out of town trips concerning necessary contacts with

out of town property owners. Mr. Eschbach, appointed Mr. Hilley as Chairman, Mr. Reynolds and Mr. Rosa as a committee to establish approximately how many out of town people will need to be contacted and the approximate cost involved.

It was moved by Griffin, supported by Hilley that the Board of Urban Redevelopment recommend to the City Council that they pass a resolution authorizing the purchase of five (5) parcels identified as 1-7, 3-5, 5-12, 5-13, and 5-15 as shown on the Urban Renewal Map for a cost of \$230,500 and also approve payment to the Urban Renewal Escrow Account of the Michigan Title Company in the amount of \$230,500.

Adopted by the following vote:

Yeas: Eschbach, Griffin, Hilley, Reynolds, Rosa—5.

Nays: None.

Mr. Folkers reported to the Board that William Walsh, who is doing the review of the 1st and 2nd appraisals on Blocks 10 and 11 was expected in the office this week and that a request for concurrence on the remaining unconcurred in parcels in these 2 blocks will be requested immediately.

There have been 4 applicants interested in the Redevelopment Assistant position. Mr. Folkers reported to the Board on these applicants and will continue to interview anyone eligible or interested in this type of work.

It was moved by Griffin, supported by Rosa that the Board of Urban Redevelopment recommend to the City Council that they approve a Contract for the purpose of property management in the Urban Renewal Area. This Contract sets forth the services, terms and conditions of this agreement.

Adopted by the following vote:

Yeas: Eschbach, Griffin, Hilley, Reynolds, Rosa—5.

Nays: None.



Several items of business were discussed by the Board members such as the joint meeting with the Planning Board which will concern the Community College development.

Another item discussed by the Board was proposals for redevelopment which is hoped to be advertised for in approximately 60 days.

It was suggested by the Board that Mr. Folkers write a Progress Report that would be appropriate for distribution to persons living in the Urban Renewal Area so that the Board would be able to review this report at the next regular meeting.

Adjourned 10:09

URBAN REDEVELOPMENT BOARD,  
WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, May 25, 1965

7:30 p.m.

5th Floor Redevelopment Office,  
City Hall,  
Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Mr. Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Absent: Mr. Kern—1

The minutes of the May 11, 1965 meeting of the Board of Urban Redevelopment were unanimously approved.

The Chairman, Mr. Eschbach announced to the Board members that a committee of The Whole meeting has been scheduled at 11:00 a.m. for June 2nd, 1965, and that invitations had been sent to businessmen already in the Urban Renewal Area who have a definite interest in remaining and redeveloping sites in the area. The Board is interested in specific statements of their desires, plans, and the approximate amount of investment. Mr. Eschbach has talked with Mr. Knox of the Detroit Housing Commission and found that Detroit has adopted the policy of first priority for redevelopment in an Urban Renewal Area to persons being displaced, provided they meet the standards of quality, design and provisions of the Urban Renewal Plan.

Mr. Folkers reported to the Board on his trip with Mr. King to the Regional Office in Chicago regarding disposition documents including the Contract for Sale of Land, which have been submitted for their approval. One of the items discussed is the necessity that a contract for brokers entitled to a real estate commission as permitted under the disposal policy must be executed to comply with the requirements of the Urban Renewal Manual.

Also discussed with the Regional Council of HHFA was the proposed plan change

concerning the permitting of development on the two plaza areas shown in the 200 block of N. Washington Avenue in the Urban Renewal Plan.

Mr. King informed the Board that the Regional Council overruled his opinion as to whether or not the Urban Renewal Plan amendment was subject to public hearing. Mr. Hustoles of Vilcan-Leman and Associates also felt that the amendment was not sufficient enough to warrant a public hearing as did Mr. King. However, the Regional Office ruled a public hearing necessary. It was moved by Boucher, supported by Rosa that the Board of Urban Redevelopment request the City Council to set a public hearing date for Urban Renewal Project No. 1 on July 5th, 1965, for the purpose of amending the Urban Renewal Plan and that the City Clerk be authorized to advertise in accordance with State law.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—7.

Nays: None.

Mr. Folkers pointed out that the Workable Program for Community Improvement has been completed, was approved by the City Council on May 24, 1965, and will be signed by the Mayor and mailed to the Chicago Regional Office on May 26, 1965 for recertification.

The Board of Urban Redevelopment adjourned at this point of business to join the Planning Board for a joint discussion on the Community College complex and the possible boundary delineations of this second urban renewal project.

Redevelopment Board meeting resumed at 9:30 p.m.

A progress report to project property owners and businesses was written by Mr. Folkers and reviewed by the Board. This report was written for the purpose of

keeping property owners and businesses informed as to the status of the urban renewal program and also for the purpose of approximate projections as to what to expect in the immediate future. This report was approved and it was suggested that a monthly report be written to keep property owners and businesses informed from the Board and Department level.

The Chicago Regional Office has approved last week the position and salary for a

Relocation Officer. A letter to the City Council was forwarded on April 15, 1965 requesting their approval. As soon as Council approval has been received this position will be filled as soon as possible.

Adjourned 10:10.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, June 8, 1965

7:30 p.m.  
5th Floor  
Redevelopment Office  
City Hall  
Lansing, Michigan

Due to the absence of the Chairman, Mr. Everett V. Eschbach, the meeting was called to order by Mr. Jack G. Griffin, Vice-Chairman.

### ROLL CALL

Present: Mrs. Boucher, Messrs. Griffin, Hilley, Ramey, Reynolds—5.

Absent: Messrs. Eschbach, Rosa and Kern—3.

The minutes of the May 25, 1965 meeting of the Board of Urban Redevelopment were unanimously approved.

It was moved and supported that the absence of Messrs. Eschbach and Rosa be excused.

Motion carried.

A land acquisition report was given to the Board by Mr. Charles R. Green, Acquisition Agent for Urban Renewal Project No. 1. Mr. Green suggested to the board that as many closings as can be handled by July 1, 1965 should be taken care of so that the property owners will not be liable for property taxes. It was moved by Boucher, supported by Hilley that a special meeting of the Board of Urban Redevelopment be held at 4:00 p.m. Wednesday, June 16, 1965 for the purpose of making necessary recommendations in connection with closing as many properties as possible by July 1, 1965.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Ramey, Reynolds—5.

Nays: None.

Mr. Green also suggested that a dead line for acquisition be instituted for properties on the south side of Shiawassee Street between Capitol and Seymour Street. It was moved by Boucher, supported by Ramey that July 15 be the dead line date for acquisition on the above described properties and if by that time the properties have not been optioned or closed, that the Board of Urban Redevelopment request the City Council to institute procedures for condemnation.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Ramey, Reynolds—5.

Nays: None.

It was moved by Reynolds, supported by Hilley that the Board of Urban Redevelopment recommend to the City Council that they pass a resolution authorizing the purchase of six (6) parcels identified as 1-9, 7-2, 7-5, 7-6, 5-10, and 10-6 as shown on the Urban Renewal Map for a cost of \$475,500 and also approve payment to the Urban Renewal Escrow Account of the Michigan Title Company in the amount of \$475,500.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Ramey, Reynolds—5.

Nays: None.

It was moved by Reynolds, supported by Hilley that as soon as possible, a personal contact by a staff member of the Redevelopment Department be made with tenants and owners desiring to redevelop in the Project Area and that a form be prepared for them to fill out and sign requesting information such as the space they will need, whether it be first, second or third floor area, the square foot area needed, the amount of investment they wish to make, their preference of location, and other information that would be helpful to the Board.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Ramey, Reynolds—5.

Nays: None.

Mr. Folkers reported to the Board that a meeting with a few businessmen already in the Urban Renewal Area who have a definite interest in remaining and redeveloping sites in the area will be held in his office at 9:00 a.m. Thursday, June 10, 1965.

There was a great deal of discussion concerning the Community College. It was suggested that at an appropriate time in the near future the Planning Board and the Board of Urban Redevelopment make a joint recommendation to the City Council concerning the boundaries of Urban Renewal Project No. 2.

It was moved by Reynolds, supported by Boucher that necessary staff work be made in preparation of the Survey and Planning Application for Project No. 2.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Ramey, Reynolds—5.

Nays: None.

The Community Renewal Program which was recently approved by the Federal agency was discussed by the Board members since the Urban Renewal Board as well as the Planning Board will be in-

volved in its preparation. No decisions or official action was taken.

The following communications were read by Mr. Folkers and placed on file in the Redevelopment Office. Two (2) letters from Thomas G. Sinas, Attorney at Law, confirming interest of two of his clients (Eagle Restaurant and Lounge and Heath's Jewelry), in redeveloping in the Urban Renewal Area; a letter from the Michigan Employment Security Commission concerning their interest in redeveloping in the Urban Renewal Area; a letter from Warren E. McKenna, Executive Consultant, Management Associates, desiring future consideration for making real estate fixture appraisals; a communication from Mr. Horace J. Bradshaw, Chairman of the Buildings and Properties Committee of the City Council concerning use of property on the northwest corner of Grand and Michigan Avenue for parking; and a letter from Ginka Lewis concerning interest in redeveloping in her same location.

Meeting adjourned at 10:20 p.m.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, June 22, 1965

5th Floor  
Redevelopment Office  
City Hall  
Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Vice-Chairman, Mr. Jack G. Griffin.

### ROLL CALL

Present: Mrs. Boucher, Messers. Griffin, Hilley, Reynolds, Rosa—5.

Absent: Messers. Eschbach, Kern, Ramsey—3.

The minutes of the June 8th and 16 meetings were unanimously approved.

It was moved by Rosa, supported by Reynolds that the Board of Urban Redevelopment recommend to the City Council that they pass a resolution authorizing the purchase of 2 parcels identified as 3-3 and 7-3, as shown on the Urban Renewal Property Map, for a cost of \$38,000 and also approve payment to the Urban Renewal Escrow Account of the Michigan Title Company in the amount of \$38,000.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Reynolds, Rosa—5.

Nays: None.

Mr. Charles Green, Acquisition Agent, gave a brief resume to the Board on a block by block basis of progress being made by his staff concerning the current acquisition status.

It was moved by Rosa, supported by Reynolds that the Board of Urban Redevelopment adopt the revised Disposition Procedures policy, subject to the approval of the City Attorney.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Reynolds, Rosa—5.

Nays: None.

It was moved by Rosa, supported by Boucher, that the Board of Urban Redevelopment recommend to the City Council that they adopt a resolution authorizing the execution of a contract with the Housing and Home Finance Agency and the City of Lansing for preparation of the Community Renewal Program.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Reynolds, Rosa—5.

Nays: None.

It was moved by Rosa, supported by Boucher, that it be recommended to the City Council that a coordinating committee be established in connection with the Community Renewal Program for initiating and carrying out the necessary work and that there be representation from the Board of Urban Redevelopment.

Adopted by the following vote:

Yeas: Boucher, Griffith, Hilley, Reynolds, Rosa—5.

Nays: None.

The HHFA Regional Office has given their approval for the inclusion of the Knights of Columbus property for acquisition under the Urban Renewal Program and has authorized the necessary appraisals. It will be necessary for the Board to recommend to the City Council that they approve the necessary Contracts with two appraisers, plus an additional Contract extension with S. M. Dix Company for the Irremovable Fixtures Appraisals, which in this case includes a bowling alley, bar, and lodge hall. No specific action was taken by the Board on the matter at this time. A special meeting will be scheduled after July 1 to make recommendations.

Mr. Folkers reminded the Board of the Public Hearing on the Urban Renewal Plan change permitting development on disposition parcels 11 and 13, which has been duly advertised. Immediately thereafter the authority to advertise Parcels 9, 10, 11, 12, 13, and 15 will be requested



of the HHFA Regional Office with a proposed advertising date for the end of July. The time period for receipt of proposals will be 90 days and this will be followed by an additional period of negotiations for 90 days which should then lead to selection of a developer.

A letter and proposal from Mrs. Judith Leepa concerning the establishment of a Community Art Gallery for the City of Lansing and its environs was read by Mr. Folkers. Mrs. Leepa was present at the meeting and a great deal of discussion took place concerning the different aspects of a Community Art Gallery. It was moved by Rosa, supported by Boucher, that the Director and staff survey available store buildings for the purpose of providing space for a Community Art Gallery and that Mrs. Leepa proceed with her organizational activities.

Adopted by the following vote:

Yeas: Boucher, Griffin, Hilley, Reynolds, Rosa—5.

Nays: None.

Under unfinished business the Board discussed communications between the Board of Urban Redevelopment and the City Council. It was suggested that a future meeting be held with the City Council, such as was done last February, so that the Council is aware of the Board's intentions such as for receiving redevelopment proposals and so that the Board is aware of any recommendations or desires of the City Council.

Meeting adjourned at 9:30 p.m.

Urban Redevelopment Board,

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Special Meeting, July 7, 1965

A special meeting of the Board of Urban Redevelopment was called to order at 11:00 a.m. by the Chairman Everett V. Eschbach.

### Roll Call

Present: Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—6.

Absent: Mrs. Hager and Mr. Kern—2.

It was moved by Griffin, supported by Rosa, that the Board of Urban Redevelopment recommend to the City Council that they pass a resolution authorizing the City Attorney to initiate condemnation proceedings on the following properties:

Block 1, Parcel 4—Owned by Thomas Sinas, 412-16 N. Capitol Ave.

Block 1, Parcel 5—Owned by Mrs. Lucile Murphy, et al c/o Dr. J. C. Murphy 408 N. Capitol Ave.

Block 1, Parcel 6—Frances and Genevieve Wery, 400 N. Capitol Ave.

Block 1, Parcel 8, Lansing Aerie No. 1039 F.O.E., 401-05 N. Washington Ave.

Block 1, Parcel 10—Dan O'Shaughnessey, 417-19 N. Washington Ave.

These properties are shown and may be identified on the Urban Renewal Property Map.

Adopted by the following vote:

Yeas: Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—6.

Nays: None.

It was moved by Ramey, supported by Rosa, that the Board of Urban Redevelopment recommend to the City Council that they approve a Resolution concerning Procedures for Disposition of Parcels 9, 10, 11, 12, 13, and 15, Downtown Urban Renewal Area Project No. Mich. R-87. Authorization of the Chicago Regional Office of the Housing and Home Finance Agency is also necessary in order for the City of Lansing to proceed with the advertising for Redevelopment Proposals.

Adopted by the following vote:

Yeas: Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—6.

Nays: None.

It was moved by Hilley, supported by Griffin, that the Board of Urban Redevelopment recommend to the City Council that they approve an amendment to the Contract with S. M. Dix and Associates, Inc., Grand Rapids, Michigan to provide for Irremovable Fixture Appraisals on Block 1, Parcel 3, as authorized by the Chicago Regional Office of the Housing and Home Finance Agency at the same rate as charged in the original contract and not to exceed \$700.00.

Adopted by the following vote:

Yeas: Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—6.

Nays: None.

It was moved by Rosa, supported by Hilley that the Board of Urban Redevelopment recommend to the City Council that Emil Gallas be retained as appraiser for Block 1, Parcel 3, Urban Renewal Project No. 1, Michigan R-87 and that a Contract be entered into between said Emil Gallas and the City of Lansing in the amount of \$1,000.00.

Adopted by the following vote:

Yeas: Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—6.

Nays: None.

It was moved by Rosa, supported by Hilley that the Board of Urban Redevelopment recommend to the City Council that Thomas Craig be retained as Appraiser for Block 1, Parcel 3, and Block 8, Parcel 8, Urban Renewal Project No. 1, and that a Contract be entered into between said Thomas Craig and the City of Lansing in the amount of \$4,000.00.

Adopted by the following vote:

Yeas: Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa—6.

Nays: None.

Meeting adjourned at 12:15 a.m.

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, July 27, 1965

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Russell, Ramey, Reynolds, Rosa—8.

Absent: None.

New Board members Marie Hager and Duane Russell were welcomed.

It was moved by Rosa supported by Ramey, that the Redevelopment Director be authorized, in the absence of a quorum, to act for the Board in the approval and recommendation of property acquisitions to the City Council.

Adopted by the following vote:

Yeas: Hager, Eschbach, Griffin, Hilley, Russell, Ramey, Reynolds, Rosa—8.

Nays: None.

Attorney Bruce King informed the Board of the results of the hearing held July 21st on the complaint of Francis Wery. The complaint as presented in Judge Coash's court was denied. However no final decision has been made regarding the individual suit by Mr. Wery and this is awaiting final trial.

It was moved by Hilley, supported by Reynolds, to accept the change on the details required on the Redevelopers submission of site and buildings architectural plans. The motion was amended to contain the provision that before final acceptance of any proposal, more details regarding the building could be required of the developer.

Adopted by the following vote:

Yeas: Hager, Eschbach, Griffin, Hilley, Russell, Ramey, Reynolds, Rosa—8.

Nays: None.

It was moved by Rosa, supported by Eschbach, to accept the proposed layout for the advertisement to be placed in the State Journal and Wall Street Journal. The only change being to insert the alternate uses of parcels, as well as preferred uses.

Adopted by the following vote:

Yeas: Hager, Eschbach, Griffin, Hilley, Russell, Ramey, Reynolds, Rosa—8.

Nays: None.

It was moved by Ramey, supported by Hilley, that the Redevelopment Director and Attorney secure a written agreement between Mrs. Judith Leepa and her Board regarding the Community Art Gallery to be housed in the Lansing Business University Building. This agreement would be made providing Federal regulations were checked and project meets all Federal requirements. The motion was amended to state the possibility of checking with our architects, Vilcan-Leman and Associates, to establish a permanent place for this art group.

Adopted by the following vote:

Yeas: Hager, Eschbach, Griffin, Hilley, Russell, Ramey, Reynolds, Rosa—8.

Nays: None.

Being the July meeting of the Board, the Chairman stated that nominations were open for election of officers for the coming year.

The motion was made by Reynolds, supported by Ramey, to retain Board officers in their same offices for the next year.

Adopted by the following vote:

Yeas: Hager, Eschbach, Griffin, Hilley, Russell, Ramey, Reynolds, Rosa—8.

Nays: None.

The motion was made by Griffin, supported by Ramey to close nominations.

Adopted by the following vote:

Yeas: Hager, Eachbach, Griffin, Hilley,  
Russell, Ramey, Reynolds, Rosa—8.

Nays: None.

Mr. Eschbach will continue as Chairman  
of the Board and Mr. Griffin as Vice-  
Chairman.

The Pogoncheff brothers, Carl, Chris,  
and Gligor, from the Washington Grill,  
then spoke in regard to their interest in  
relocating within the Project area.

Meeting adjourned at 9:30 p.m.

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.



It was moved that the letter from Tony Nosal be directed to the City Attorney for a legal opinion.

Motion carried by the following vote:

Yeas: (6).

Nays: None.

Discussion was held on whether or not to have full board consideration on letters that are referred to the Board of Appeals.

Mr. Kelley stated they would handle each letter as they come up.

It was moved and supported that the letter from Russell Kassouff be placed on file.

Motion carried by the following vote:

Yeas: (6).

Nays: None.

Meeting adjourned at 9:10 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

## OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

### Proceedings, August 24, 1965

Tuesday, August 24, 1965

7:30 P.M.

5th Floor Redevelopment Office

City Hall

Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

#### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Hilley, Russell, Ramey, Reynolds—6.

Absent: Griffin and Rosa—2.

The minutes of the July 27, 1965 meeting were unanimously approved.

Mr. Ramey, as Chairman of the Community Renewal Program Coordinating Committee, gave a committee report on action taken recently regarding the hiring of a coordinator. This action was approved by the City Council on August 23, 1965. The R. L. Polk Co. has been approved for the Community Renewal Program, and will be used for block surveys such as provided in the census. Also letters were sent to two economic and two planning consultants concerning the use of their services for the CRP and interviews are scheduled for September 1.

It was moved by Ramey, supported by Reynolds, that the Board of Urban Redevelopment recommend to the City Council that they pass a Resolution authorizing the purchase of 5 parcels identified as 10-2, 10-10, 10-16, 10-18, and 11-1, as shown on the Urban Renewal Property Map, for a cost of \$397,000 and also approve payment to the Urban Renewal Escrow Account of the Michigan Title Company in the amount of \$397,000.

Adopted by the following vote:

Yeas: Mrs. Hager, Messrs. Eschbach, Hilley, Russell, Ramey, Reynolds—6.

Nays: None.

It was moved by Hilley, supported by Reynolds, that the Board of Urban Redevelopment recommend to the City Council that they approve payment out of city funds to Mr. Charles Green for the trip made to the Regional Office in Chicago.

Adopted by the following vote:

Yeas: Mrs. Hager, Messrs. Eschbach, Hilley, Russell, Ramey, Reynolds—6.

Nays: None.

It was moved by Reynolds, supported by Hilley, that the Board of Urban Redevelopment recommend to the City Council that they approve payment out of city funds for

Mr. Charles Green's proposed trip to Milwaukee. This approval should only be given if Mr. Green has a firm appointment and expenses not-to-exceed \$75.00

Adopted by the following vote:

Yeas: Mrs. Hager, Messrs. Eschbach, Hilley, Russell, Ramey, Reynolds—6.

Nays: None:

Mr. Folkers gave a report on the delay in court proceedings. The law the city is condemning under (Public Act 149) has been objected to by attorneys for property owners. Judge Salmon asked for replies from the attorneys and this will delay the case until September 24, 1965. A suit is also pending regarding the denial by the City Council of a liquor license to Amedeo's which is moving out of the urban renewal area.

The status of Redevelopment proposals was presented by Mr. Folkers. Additional advertisements are going to be placed in the near future. Any requests by prospective developers are being answered and preliminary information is being sent.

The Board as a whole discussed adding a map in color to the Urban Renewal brochure. This would be prepared by Vilican-Leman. The map would indicate the alternate uses for the parcels. Mr. Folkers will contact Vilican-Leman regarding a time factor on this map.

It was moved by Ramey, supported by Reynolds, to submit the lease requirements

and rental figure established for the Community Art Gallery to Chicago for approval.

Adopted by the following vote:

Yeas: Mrs. Hager, Messrs. Eschbach, Hilley, Russell, Ramey, Reynolds—6.

Nays: None.

Mr. Horace Bradshaw's letter regarding the time of Board meetings was discussed by the Board as a whole. Various Board members have conflicts on Wednesday and Thursday evenings, which would be the alternative to Tuesday evening. The possibility of a late afternoon meeting on one of the other days was discussed and this matter will be brought up again for consideration at the next meeting.

Two Pogoncheff brothers, owners of the Washington Grill, were present at the meeting. Mr. Eschbach suggested that the matter of the zoning for Washington Grill and their baking operation be investigated further with the Planning and Building Department and brought to the attention of the Council Committee.

Mr. Hilley stated that we should contact Vilican-Leman regarding a permanent place for the Art Gallery and a rest station.

Meeting adjourned at 9:00 p.m.

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, September 14, 1965

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Russell, Ramey, Reynolds and Rosa—7.

Absent: Hilley—1.

The minutes of the August 24, 1965 meeting were unanimously approved.

Mr. Ramey, as Chairman of the Community Renewal Program, gave a committee report on the meeting held September 1 with the planning consultants interested in preparing the CRP. The committee hopes to make a decision as to the consultant to employ at their meeting on September 15. It is also necessary to obtain a job classification for the coordinator. Mr. Hilley has been approved by the Mayor to fill the vacancy in the CRP caused by Mr. Eschbach's resignation.

Attorney Bruce King informed the Board that by September 24 Judge Salmon will have all the briefs and answers submitted by the attorneys for the properties under condemnation. By the middle of October a "Show Cause" hearing should be ordered. The next step would be the appointment of a jury and the hearing of the cases.

The Redevelopment Director informed the Board that the hearing regarding the transfer of liquor license for Amedeo's was held on Friday, September 24th. This case has been taken under advisement by Judge Hughes.

The Director indicated on the map the boundaries for Project No. 2. There is a possibility of extending the area to include additional substandard buildings between Larch and Cedar Streets and East of Larch Street to the railroad tracks. Further inspections must be made on this expanded area which is approximately 25 acres.

The question was brought up by Board members as to the extent of displacement of families and the relocation problems. The Director stated that land acquisition will take a period of time and therefore it would be at least two years before these families would be displaced. By that time the Housing Committee would have been able to take action on public housing, if that were found to be necessary and other private building will be taking place. Relocation will be staged so that families would move only as adequate rehousing is available. On September 8th and 9th four representatives from the Regional Office of the Housing and Home Finance Agency in Chicago visited Lansing. These representatives inspected the Project No. 2 area and met with the Mayor.

Besides Project No. 2, the Workable Program for Community Improvement was discussed since Lansing's annual recertification request is now under review in Chicago. The need for greater emphasis and program for housing code enforcement was presented by the Federal officials. The City has stated that another housing inspector will be hired in the near future and that a full time man from the County Health Department and Fire Marshall's office will be assigned to supplement the present 2 housing inspectors. Further studies on the Project No. 2 area must be made before the application can be recommended by the Planning and Redevelopment Board to the City Council for submission officially to the Housing and Home Finance Agency.

Mr. Charles Green, the Urban Renewal Acquisition Agent, gave a detailed report to the Board of all parcels, block by block, and the status on each. He is in the process of contacting additional owners and their attorneys. Out of 100 parcels, 67 offers have been made, and 50 properties are now acquired. Mr. Green advises that he is getting a great deal of cooperation from owners of property and public reaction has been very good.

It was moved by Rosa, supported by Ramey, that the Board of Urban Redevelopment recommend to the City Council that they pass a Resolution authorizing the purchase of two parcels identified as



3-12 and 10-17, as shown on the Urban Renewal Property Map, for a cost of \$29,500 and also approve payment to the Urban Renewal Escrow account of the Michigan Title Company in the amount of \$29,500.

Adopted by the following vote:

Yeas: Mrs. Hager, Messrs. Eschbach, Griffin, Russell, Ramey, Reynolds and Rosa—7.

Nays: None.

The Director stated that with the purchase of parcel 10-17, demolition will now be able to be started once the four remaining businesses are relocated and the demolition bids have been advertised for and received.

Parcels 3-4 and 3-10 are at a state where acquisition does not seem to be possible. The Board agreed that if there is no action taken on these two parcels by the next Board meeting, a motion will be made to institute condemnation proceedings.

The Director has been in contact with Vilcan-Leman regarding the preparation of additional illustrative site plans indicating the alternate uses for parcels. One or two of these illustrative plans will be ready by the next Board meeting. Vilcan-Leman is also preparing one of these site plans to include an exhibition for art work.

The matter of the possibility of changing the date and time of the Board meeting was again discussed. This matter had been brought up originally at the August 24 meeting at the request of Councilman Bradshaw. Because of the conflict of other commitments on alternative dates, it was suggested that the Board continue with the regular monthly meeting on the 4th Tuesday of the month but have another monthly meeting, possibly in the afternoon, of the committee as a whole.

Meeting adjourned at 9:15 p.m.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, September 28, 1965

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Russell, Ramey, Reynolds and Rosa—7.

Absent: Hilley—1.

The minutes of the September 14, 1965 meeting were read and unanimously approved.

It was moved by Ramey, supported by Reynolds, that Mr. Hilley's absence be approved.

Motion carried unanimously.

Mr. Ramey, as Chairman of the Community Renewal Program Coordinating Committee, gave a Committee report on the meeting held September 15. A decision has not been made as of this date as to the consultant to be hired. The CRP Committee met with a representative from Gladstone and Associates of Washington, D.C. at the last meeting. The Committee hopes to make a recommendation on the consultant at their meeting on September 29.

Mr. Eschbach gave a report on the Chamber of Commerce meeting held on September 24th and 25th at Tippy Dam. He stated interest was very intense in the urban renewal project in Lansing. Mr. Folkers added that Mr. Collins Thornton, Executive Assistant to Mayor Murningham, introduced the meeting and the Director had presented the recent Progress Report and map indicating the status of land acquisition by parcel within the Project at the present time. He further described the Project by using the illustrative site plan and slides.

Mr. Folkers gave the Board a report on the pending cases in court. Judge Salmon has taken under advisement the arguments presented by the City and the property

owners concerning the condemnation law being used and a ruling is expected next week. Then the "show cause" hearing will be held in which the City is requesting the Court to impanel a jury. On Mr. Wery's case against the City in which he has requested an injunction, an October 5 hearing has been scheduled by the Court of Appeals. This hearing will be held to determine if the court will hear the case since Judge Coash of the Circuit Court has previously denied issuing a temporary injunction.

It was moved by Rosa, supported by Russell, that the Board of Urban Redevelopment recommend to the City Council that they pass a resolution authorizing condemnation proceedings to be instituted on Parcels 3-4 and 3-10.

Adopted unanimously.

An alternate illustrative site design showing the alternate uses under the Urban Renewal Plan was presented to the Board. This site design by Vilican-Leman illustrated the possibility of such alternate uses such as retail uses along the parking ramp in the 200 block of N. Washington, office development in the 300 block where cultural uses have also been shown, and a motor hotel near the River where a park has also been projected. This alternate plan shows some of the flexibility permitted under the Urban Renewal Plan.

A discussion was held concerning Project No. 2 and Mr. Reynolds, as Chairman of the Urban Renewal Committee of the Planning Board, explained the recommendation that the Planning Board made at its previous meeting. It was moved by Reynolds, supported by Ramey, that the Board of Urban Redevelopment, concurring with the findings of the Planning Board, recommend to the City Council that they pass a resolution authorizing the formal approval of the boundaries of Project No. 2.

Adopted unanimously.

It was moved by Ramey, supported by Reynolds, that the Board of Urban Redevelopment approve the attendance of the

Director to the National Association of Housing and Redevelopment Officials annual conference on October 24, 25, and 26 in Philadelphia.

Approved unanimously.

It was moved by Ramey, supported by Rosa, that the Chairman of the Urban Redevelopment Board contact Councilman Bradshaw to determine if he would be able to attend a Committee of The Whole meeting if such a meeting was held in the morning, possibly at 11:00 a.m. Box lunches would be furnished.

Approved unanimously.

The Mayor addressed the meeting and congratulated the Board of Urban Redevelopment for what had been accomplished and the way the program is pro-

gressing. Mayor Murningham told the Board the future of Lansing will be shaped by the challenge they are meeting. He supported the plans to keep the buildings standing until developers are ready to build upon the land. This plan keeps the City from looking like a "battlefield" as has been the case in some other cities. He stated his concern for relocation of families and individuals displaced by urban renewal, highway construction, and other improvements. He told the Board of several housing developments now awaiting Federal funds and that these should be forthcoming very soon. The Mayor also stated that even with the housing projects now proposed, it will probably take Lansing anywhere from a year to two years to catch up with the present need.

Meeting adjourned at 9:15 p.m.

URBAN REDEVELOPMENT BOARD,  
WINSTON E. FOLKERS,  
Secretary.

## OFFICIAL PROCEEDINGS OF THE POLICE AND FIRE BOARD OF THE CITY OF LANSING

### Special Meeting, October 5, 1965

Lansing, Michigan  
Retirement Board Room

8th Floor, City Hall  
10:00 A.M.

The Board of Trustees met in special session and was called to order by Chairman, Donald Jackson.

Present: Trustees Cushman, Dunn, Graves, Jackson, Ryan and Wanger—6.

Absent: Trustees Murningham, Butler, Dean and DeCair—4.

Present: Raymond W. Burgess, Secretary.

It was moved by Trustee Dunn, supported by Trustee Ryan that the following changes be submitted to the Actuary for final analysis and drafting.

1. Eliminate the options and substitute therefor a provision which will pay the widow of a deceased retiree one-half of his straight life retirement allowance.

2. Make it possible for an individual to retire after age 50, with a reduced annuity.
3. Provide that the final average compensation used in converting a duty disability retiree's disability retirement allowance to an age and service retirement allowance the final average compensation shall be computed based upon the then current salaries for the ranks held by the retiree.

It was moved by Trustee Dunn, supported by Trustee Graves, that the Secretary be authorized to purchase \$75,000.00 AAA Bonds at the best price. Purchased Southern Bell Tel & Tel, 4½% due 12-1-93.

Authorized Secretary to sell 2½ U. S. Treasury Bonds due 12-15-69-64, \$15,000.00 and 3½ U. S. Treasury Bonds due 11-15-68, \$50,000.00.

The Board Adjourned,

RAYMOND W. BURGESS,  
Secretary.



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, November 11, 1965

November 11, 1965  
5th Floor, Redevelopment Office  
City Hall  
Lansing, Michigan

The meeting was called to order at 3:00 p.m. by the Vice-Chairman, Jack Griffin.

### ROLL CALL

Present: Messrs. Griffin, Rosa, Ramey, Hilley, Russell and Reynolds—6.

Absent: Mrs. Hager and Mr. Eschbach—2.

The main purpose of the meeting was to meet with representatives of the Lansing Area Redevelopment Corporation to discuss their proposal for Parcel 15, the block bounded by Washington, Michigan, Grand, and Ottawa, which includes a department store, motor hotel, and office building. The items generally agreed upon were:

1. That the developer would be given six months to put the proposal together by obtaining specific leases.
2. That the department store and either the motor hotel or office building be obtained before starting the development.
3. That the park site, Parcels 16 and 17, where the Hotel Wentworth now stands be preserved as park use.

4. That parking capacity of the adjacent parking ramp in the 200 block of North Grand be increased to accommodate the greater density of development proposed.

5. That developer have equal opportunity for development in the 200 block of North Washington but not a commitment at this time.

I was moved by Rosa and seconded by Ramey that the Board of Urban Redevelopment recommend to the City Council that they pass a Resolution authorizing the purchase of three parcels identified as 4-4, 8-3, and 8-7, as shown on the Urban Renewal Property Map, for the Housing and Home Finance Agency concurred in price of \$190,500 and also approve payment to the Urban Renewal Escrow account of the Michigan Title Company.

Approved unanimously.

It was moved by Ramey and seconded by Rosa that the Board recommend to the City Council that the position of Housing Specialist be created.

Approved unanimously.

Meeting adjourned at 5:15 p.m.

URBAN REDEVELOPMENT  
BOARD,  
WINSTON E. FOLKERS,  
Secretary.

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, November 23, 1965

November 23, 1965  
5th Floor, Redevelopment Office  
City Hall  
Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Messrs. Eschbach, Griffin, Russell, Reynolds, Hilley, Rosa and Ramey—7.

Absent: Mrs. Hager—1.

Messrs. Bruce King, Francis and Henry

Fine, James Park, Richard Lowe and Peter VanPutten were in attendance.

Mr. Ramey, as Chairman of the Community Renewal Program Coordinating Committee, gave a Committee report on the meeting held November 23, 1965. The Committee is in the process of considering the expansion of the CRP by hiring an overall planning consultant. The position of Coordinator has been approved by the Lansing City Council but there has been difficulty finding someone with the experience and qualifications necessary for the position. Mr. Hilley reported that additional advertisements would be placed to obtain more replies and applicants to consider.

Mr. Folkers reviewed the procedures and time periods set forth in the proposed contract with the Lansing Area Redevelopment Corporation. The time periods include the necessity of a public hearing, approval by the Lansing City Council, preliminary construction plans, financing arrangements, and construction period.

Representatives from the Lansing Area Redevelopment Corporation spoke regarding the necessity of providing adequate parking facilities for customers of a department store. They stated that in order to be able to attract a department store firm, there would have to be additional parking spaces provided over and above what has been proposed by the City's parking consultants. The Lansing Area Redevelopment Corporation representatives agreed that their group would pay the direct cost of any parking spaces over and above what the City is proposing to build. The Director stated that the City's parking and financial consultants would have to be brought in to give their opinion on the additional needs. Also, the legal aspects would have to be considered.

It was moved by Griffin, supported by Hilley, to recommend to the City Council that it accept the proposal submitted October 26, 1965, by the Lansing Area Redevelopment Corporation for development of Parcel 15, which is the block bounded by Michigan, Grand, Ottawa, and Washington Avenues. This recommendation for acceptance is under the condition that the parking ramp be provided which is agreeable to the City Council and its parking consultant and to the developer.

Approved unanimously.

The Director reported to the Urban Redevelopment Board on the process of acquisition of the remaining parcels in Parcel 15.

It was moved by Hilley, supported by Griffin, that a deadline of December 1, 1965, be set for the acquisition of this entire block. If all the property is not acquired by the December 1, 1965 date, the Board of Urban Redevelopment will recommend to the City Council that condemnation proceedings be instituted by the City Attorney.

Approved unanimously.

It was moved by Rosa, supported by Ramey, that the Board of Urban Redevelopment recommend to the City Council that they pass a Resolution authorizing the purchase of one parcel identified as 4-3, as shown on the Urban Renewal Property Map, for the Housing and Home Finance Agency concurred in price and also approve payment to the Urban Renewal Escrow account of the Michigan Title Company. The motion was amended to add any additional property acquired before November 29, 1965.

Approved unanimously.

It was moved by Reynolds, supported by Griffin, to amend the Rules of Procedure of the Board of Urban Redevelopment to schedule the regular monthly meeting to be held on the 4th Thursday of each month, effective with the December, 1965, meeting.

Approved unanimously.

It was moved by Hilley, supported by Russell, to approve the written request from Joe Joseph's Pro-Bowl to use not more than two vacant store windows in property acquired under Urban Renewal for promotional advertising for the National All Star Bowling Tournament to be held in January of 1966.

Approved unanimously.

It was moved by Russell, supported by Rosa, to recommend to the City Council that they pass a resolution authorizing the Director of Public Service to prepare specifications for the demolition of the parcels of property acquired by the Redevelopment Board designated on the Urban Renewal Property Map as parcels 1-1 and 1-7 and located in the 400 block of N. Washington and the 100 block of W. Shiawassee that is necessary for the immediate sale to the Lansing Community College.

Approved unanimously.

It was moved by Rosa, supported by Griffin, that, upon the recommendation of the Planning Board, the Urban Renewal Plan be changed to allow for the change in usage on Parcel 15.

Approved unanimously.

It was moved by Hilley, supported by Griffin, that that Director arrange for signs to be placed in vacant store windows of property acquired under Urban Renewal, stating, "This building has been acquired by Urban Renewal."

Approved unanimously.

Meeting adjourned at 9:10 p.m.

URBAN REDEVELOPMENT BOARD,  
WINSTON E. FOLKERS,  
Secretary.

T/C



# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, December 8, 1965

The meeting of the Committee of The Whole was called to order at 11:15 a.m. by the Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, and Rosa—7.

Absent: Mr. Russell—1.

Councilman Dean, Mr. Guernsey, and Mr. King were in attendance.

Mr. Eschbach spoke regarding the Redevelopment Department contacting the businesses and owners of businesses in the Project area with regard to whether they will be relocating their business, where they desire to be located, and the special requirements their business would need. He suggested that this information be ready to present to the Board at their next regular meeting.

Mr. Eschbach reported that he had spoken to Representative Starr and Senator Potter regarding the introduction and sponsoring of a bill to be able to include service facilities in a parking ramp. Mr. Folkers explained that existing law now states that only government facilities may now rent space in ramps.

The overall site design plan including the mall, covered walkways, and park development was discussed by the Board. Mr. Guernsey suggested that these features should be taken under consideration and that the Board should choose their consultant for mall and River design as soon as possible. Mr. Eschbach stated that at the next regular Urban Redevelopment Board meeting it should be discussed as to who this consultant will be.

Mr. Folkers presented in detail the proposals from Eagles Restaurant, Mac's Cigar Store, and Heath's Jewelry. He also explained to the Board the request by Eagles that their building be rebuilt and not completely removed. Another alternative proposed by Eagles was that the development be arranged to demolish only part of the

building at a time so that Eagles could still remain in business without an interruption.

The Director explained what had been submitted by the Washington Grill. Their design includes a restaurant as well as office facilities on the second floor.

The proposal submitted by the Michigan Dental Association involved a two story building on Parcel 11. They have advised Mr. Folkers that, if this two story building would be out of scale with regard to the parking ramp, the Michigan Dental Association would consider going higher.

The size of the buildings proposed and their location was discussed by the Board. Mr. Hilley commented that splitting parcels gave additional property to work with the other businesses in the Urban Renewal area who wish to relocate.

The Board discussed the matters of height, size, location and set backs of existing buildings with relation to those proposed. It was mentioned that the leaving of any building could interfere with the rest of the development design. Mr. Rosa suggested that Mr. Folkers and the City's consultant, Vilican-Leman, meet with businesses who have proposed only to change their buildings.

Mr. Guernsey said that a service alley should be worked in the design as well as open spaces to allow for entry into the parking ramp.

The Board agreed that Vilican-Leman should give their opinion before the Urban Redevelopment Board makes any decision to accept proposals. This would involve a meeting with Vilican-Leman, Mr. Guernsey, Mr. Folkers and the developers.

Mr. Eschbach suggested that, as the proposed development does not cover all the parcels, other businesses in the area may want to work out development of those remaining.

Mr. Reynolds and Councilman Dean reported to the Board the possibility of a department store being built in a development in the south end of Lansing. It was pointed out that not only could this jeop-



ardize the obtaining a department store in the downtown but that Larry Smith and Company had previously recommended that the City not zone any area to permit a Regional Shopping Center if the City intends to have the downtown as the major shopping area.

Attorney Bruce King informed the Board that Frances Wery has filed another motion

to dismiss and that this motion is set for hearing on December 10.

Meeting adjourned at 1:10 p.m.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,  
Secretary.

M

# OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

## Proceedings, December 23, 1965

Meeting was called to order at 7:30 P.M.  
by Chairman, Everett V. Eschbach.

### ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach,  
Griffin, Hilley, Russell, Reynolds, Rosa—7.

Absent: Mr. Ramey—1.

Mr. Charles Green, Mr. Bruce King, Mr.  
Lloyd Noles and Mr. Alex Pogonchiff were  
also in attendance.

It was moved and supported that the  
minutes of December 8, 1965 be approved.

Motion carried unanimously.

Mr. Charles Green, the Urban Renewal  
Acquisition Agent, gave a detailed report  
to the Board regarding the progress of  
acquisition in the Urban Renewal Project  
No. 1. He stated that there are 108 prop-  
erties in the Project of which 58 have been  
acquired. Four have been turned over to  
Bruce King, attorney, for condemnation.  
Recommendations will be made in the Jan-  
uary report for additional parcels if not  
secured. Twelve parcels are being held up  
as appraisal reports are not completed and  
30 are in the process of negotiation. To  
date approximately 85% of the owners  
within the project have been contacted and  
approximately 70% of the ownerships ac-  
quired of those contacted. The 58 parcels  
acquired represent an expenditure of \$2,-  
314,000 over a period of approximately  
eight months.

Mr. Bruce King, attorney, reported that  
condemnation action should start within  
the next few weeks on additional parcels  
not yet acquired.

The question was raised as to how many  
properties can be obtained and how long  
it will take. Mr. Green reported that 5  
parcels have not received concurrence,  
three have leasehold interests being ap-  
praised, four are under condemnation, and  
12 are involved with relocation into the  
new development. Mr. Green reported that

there are 15 to 20 properties that can be  
acquired soon.

Mr. Folkers stated that there needs to  
be a termination date set on property ac-  
quisition. He suggested that the Board  
recommend to City Council that authority  
be given to the City Attorney for condemna-  
tion for all parcels in Block 7 and 10  
which have not been secured. Mr. King  
recommended January 15 for the deadline  
for acquisition of property.

It was moved by Eschbach that January  
15 be the deadline for acquisition of prop-  
erty in Block 7 and 10.

Approved unanimously.

Mr. King stated that a hearing was set  
for Monday, December 27, 1965 for con-  
demnation of Francis Wery property, the  
Sinias property, and the Eagle Lodge.

It was moved by Hilley to set date,  
December 28, 1965 for Committee of The  
Whole regarding proposals on 200 block  
N. Washington.

Approved unanimously.

Mr. Zimmerman gave a report on busi-  
ness relocation. He stated that business-  
men were uncertain of the time element  
involved and needed guidance and assist-  
ance in planning for relocation. He report-  
ed that 21 businesses have stated their in-  
terest in relocation within the redeveloped  
Project, 23 businesses interviewed stated  
their intention of relocating outside the  
Project, and 25 businesses have either  
moved or are in the process of moving.

Mr. Folkers reported to the Board that  
the City Council recommended that the  
project boundaries be changed to include  
the old Montgomery Ward Building next  
to the Michigan Avenue bridge. He stated  
that the owners want to sell the property.  
The City Council has been interested in the  
property to open up the river frontage for  
access to the proposed Grand Avenue park-  
ing lot and to complement the park to be  
developed on the North side of Michigan  
Avenue. Mr. Reynolds reported that the

Planning Board is studying the proposed plan change and will make a recommendation at the next meeting.

Mr. Folkers reported that bids have been received for demolition for buildings located in the 100 block of E. Michigan Avenue. He stated that Liberty Loan will rent from the city on a temporary basis, the former quarters of the Washburn Travel Agency since demolition will take place in January at their present location and their relocation plans did not materialize.

A letter from the Eagle Lodge was received and placed on file.

Mr. Folkers recommended that a consultant be now hired for designing the

Washington Avenue mall since developments that a committee be formed to select consultants. Mr. Eschbach, Chairman, will appoint a committee.

The Board discussed the rezoning of the Kahres Farm property and the adverse affect it would have on the downtown and the Urban Renewal Area if zoned for a regional shopping center. The Planning Board now has this request under consideration.

Meeting adjourned at 9:25 P.M.

URBAN REDEVELOPMENT  
BOARD,

WINSTON E. FOLKERS,  
Secretary.

C/M